

## 4.2 POPULATION AND HOUSING

This section analyzes existing housing, population, and employment characteristics of the City of Burbank, and compares them to potential impacts created by the proposed project. Also analyzed is the relationship between the project and applicable objectives from the City of Burbank General Plan Housing Element. Employment estimate information was provided in *Retail Market Impacts of the Proposed Burbank Empire Center Project Addendum Report for Options D1-A and D1-B* (Stanley R. Hoffman Associates, June 16, 1999, Revised December, 1999) and *Retail Market Impacts of the Proposed Burbank Empire Center Project Addendum Report 2 - Option D1-C* (Stanley R. Hoffman Associates, December, 1999). The reports are provided in Appendix N.

### 4.2.1 EXISTING ENVIRONMENTAL SETTING

#### Population

The Southern California Association of Governments (SCAG) is a regional agency responsible for developing demographic projections, including population, households, and employment, for the Southern California region. The Regional Transportation Plan Forecast provided by SCAG identifies demographic projections for the years 1990 through 2020. These growth projections are generated using the latest census data. The growth projections for the City of Burbank and the County of Los Angeles are excerpted below in Table 4.2.A.

**Table 4.2.A - SCAG Growth Projections: City of Burbank and Los Angeles County**

	1990	2000	% Change 1990- 2000	2010	% Change 2000- 2010	% Change 1990- 2010
<b>Total Population</b>						
Burbank	93,643	101,906	8.8%	110,103	8.0%	17.6%
Los Angeles County	8,863,164	9,818,235	10.8%	10,868,675	10.7%	22.6%
<b>Total Households<sup>1</sup></b>						
Burbank	39,275	41,245	5.0%	45,629	10.6%	16.2%
Los Angeles County	2,989,552	3,131,606	4.8%	3,473,884	10.9%	16.2%
<b>Total Employment</b>						
Burbank	91,373	101,625	11.2%	134,561	32.4%	47.3%
Los Angeles County	4,615,644	4,557,889	-1.3%	5,223,355	14.6%	13.2%

Source: SCAG *Regional Transportation Plan Adopted Forecast, April, 1998*

#### Housing

<sup>1</sup> The category "Total Households" includes the total number of dwelling units existing.

## ***Household Characteristics***

### ***Size and Number of Households***

According to SCAG's RTP Adopted Forecast (see Table 4.2.A), there were 39,275 households in Burbank. SCAG estimates growth to increase by five percent from the year 1990 to 2000 (see Table 4.2.A). This is less than one-half percent higher than Los Angeles County's household growth for the same period. From 1990-2010, the City's household growth is estimated to increase by 16.2 percent, which is the same as the increase for Los Angeles County.

### ***Housing Stock Characteristics***

The Housing Element (1989) identifies Burbank as being traditionally known for its quality single family neighborhoods and suburban ambience. More than one-third of all City land is devoted to residential uses and 80 percent of the residential land in the City is for single family residences.

Overall, the City of Burbank is almost completely built out, with little vacant land available for residential development. The growth is primarily all infill development and redevelopment of underutilized parcels. In response to increased employment in the City itself and the greater Los Angeles area, the City of Burbank projects an increase of approximately 6,200 housing units (excluding senior units) between 1990 and 2010.<sup>1</sup>

### ***Housing Type and Tenure***

According to the Housing Element (1989), by the end of 1988 the housing supply in the City included approximately 20,530 multiple family units and 18,190 single family units.

### ***Housing Element Objectives***

California housing law requires regional planning agencies to identify existing and future housing needs every five years. Existing need is defined by SCAG as the number of lower income households currently overpaying for housing (i.e., expending 30 percent or more of income on housing costs as of January 1, 1987). Future need is defined as the number of additional housing units by income level that will have to be added to each jurisdiction's housing stock from July 1, 1989, to June 30, 1994, in order to 1) accommodate household growth, 2) compensate for demolitions and other inventory losses, and 3) achieve a 1994 vacancy rate that will allow the market to operate efficiently. As required by California housing law, the City of Burbank General Plan Housing element outlines the existing housing needs within the City based on SCAG projections, and identifies strategies that the City will employ to achieve its housing

---

<sup>1</sup> Burbank Unified School District, *Review of Existing Documentation: Justification of Updated Fees*, March 12, 1996.

objectives. The City's most current Housing Element uses SCAG's 1988 Regional Housing Needs Assessment (RHNA).<sup>1</sup>

The City's Housing Element (page 6) identifies that the median annual income in 1988 for Los Angeles County was \$35,500. State law identifies four income levels, which are based on Los Angeles County's median income. The levels are as follows:

C	Very Low:	Less than 50 percent of the median income.
C	Low:	50 to 80 percent of the median income.
C	Moderate:	80-120 percent of the median income.
C	High:	More than 120 percent of the median income.

As indicated in the City's Housing Element (page 21), the RHNA identified a future housing need for Burbank of 2,970 new housing units to be developed over a five year period from 1989 to 1994. This housing need projection consists of 2,175 new housing units, 680 replacement units for those lost through demolition, and 115 units to increase vacancy rates.

### ***Employment***

According to Table 4.2.A, which is based on SCAG's RTP Adopted Forecast, the number of employment opportunities in 1990 was 91,373. SCAG estimates growth will increase by 11.2 percent from the year 1990-2000 (see Table 4.2.A). This is approximately 12 percent higher than Los Angeles County growth for the same period. From 1990 to 2010, the City's employment growth is estimated to increase by 47 percent compared to a 13.2 percent increase for Los Angeles County.

The Housing Element for the City's General Plan (1989) identifies Burbank as a regional employment center for the San Fernando Valley and the surrounding areas due to its broad and significant economic base. Industries within Burbank include aircraft and related industries, Media District employment, including entertainment, communications and medical fields, and other related industries. The Housing Element (1989) identifies the following major employers in the City:

C	St. Joseph Medical Center
C	National Broadcasting Company (NBC)
C	Columbia
C	City of Burbank
C	The Burbank Studios
C	Walt Disney Productions
C	Burbank Unified School District
C	Warner Bros.
C	ITT General Controls
C	Menasco Manufacturing Company

---

<sup>1</sup> SCAG staff has not prepared an updated RHNA to the 1988 RHNA. Given the absence of regional estimates, the State has directed all cities to use the 1988 RHNA figures. The City's most current Housing Element uses the 1988 RHNA figures.

C Lockheed California Company.

The Burbank Empire Center is proposed on the land formerly occupied by Lockheed California Company. Lockheed California Company has since abandoned the proposed project site, with the exception of the Vapor Extraction System, thereby greatly decreasing the City's job base. Lockheed still maintains other operations at different sites in the City of Burbank.

#### **4.2.2 THRESHOLD OF SIGNIFICANCE CRITERIA**

The City has traditionally used thresholds of significance based on guidance included in Appendix G of the State CEQA Guidelines before 1998. Although no longer included in the CEQA Guidelines, the City wishes to continue using these thresholds. The project will have a significant effect on the environment related to population, housing, and employment if it will result in the following:

- Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.
- Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

#### **4.2.3 IMPACTS - DEVELOPMENT OPTION A**

##### ***Less Than Significant Impacts***

##### ***Population***

As shown in Table 4.2.A, SCAG estimates that 101,960 persons will reside in the City of Burbank in the year 2000. This is an increase of 8.8 percent (8,263 persons) from 1990. SCAG's projected population increases are far greater than current trends indicate and what is actually possible, given the number of vacant or underutilized parcels targeted for redevelopment within the City. Since Development Option A is not a residential project but rather a commercial, retail, and office mixed use development, direct population growth caused by the proposed project is not expected. Construction and operation of Development Option A may employ people who choose to move to the City; however, increases in population associated with the proposed project would be limited and within SCAG's projections, as shown in Table 4.2.A.

##### ***Housing***

Development Option A is a mixed use development and does not include a residential component. The majority of the project is proposed on a vacant site and will not affect existing housing, nor will housing displacement occur within the City because of the project. The remaining portion of the project site is composed of existing commercial uses and will not result in displacement of housing. The employment growth associated with the project may result in an indirect increase in the need for housing in the region. However, this indirect increase is accommodated given SCAG's rather large housing

increase estimated for the region (see Table 4.2.A). SCAG estimates an increase of 6,354 housing units from 1990 to 2010, which is 154 more housing units than the City of Burbank estimates will be needed for the same period. Therefore, since Development Option A may result in indirect increases in housing and the City's estimates are well within SCAG's projections, effects on housing are considered less than significant.

As indicated in the Environmental Setting Section, much of the City's housing stock is reaching an age where either rehabilitation or demolition and subsequent reconstruction are required. This is a natural progression of housing stock within any city, and Burbank is not excluded, particularly since the City has been incorporated since 1911. The City has instituted various housing rehabilitation programs to accommodate aged housing. The City's Housing Element (page 28) identifies that future housing construction will be characterized by the recycling or residentially zoned land, whereas as single family homes and duplexes are removed from higher density zoned land they will be replaced with higher density units, therefore gradually increasing the total number of housing units available in the City.

### ***Employment***

Development Option A including realignment of Victory Boulevard, will relocate and/or displace 13 businesses. These businesses are relatively small, with the largest being a regional office for State Farm Insurance with 40,000 square feet, and have a limited number of employees. One billboard will have to be relocated or otherwise be removed.

Although the project will displace 13 businesses, resulting in the loss of a limited number of jobs, Development Option A is expected to generate approximately 4,563 jobs at build out of the project (Hoffman, 1999). The new jobs associated with the proposed project, at project build out, would represent from approximately 11 percent of the anticipated employment growth in the City of Burbank through the year 2010. The number of new jobs associated with Development Option A is within SCAG's employment forecasts (see Table 4.2.A); therefore, the project's impacts to employment are considered less than significant.

### ***Potentially Significant Impacts***

There are no potentially significant impacts to population, housing or employment associated with Development Option A.

### ***Significant Impacts***

There are no significant impacts to population, housing or employment associated with Development Option A.

#### **4.2.4 MITIGATION MEASURES - DEVELOPMENT OPTION A**

None required.

#### **4.2.5 CUMULATIVE IMPACTS - DEVELOPMENT OPTION A**

Development Option A is consistent with growth projections identified by SCAG and the City's Housing Element, and would not create cumulative impacts to population, housing, or employment. It should be noted that at the time the Housing Element was adopted, the Lockheed Martin Corporation facilities were still operating on the site and throughout the industrial commercial areas of the City; thus, the City had more job opportunities than currently exist on the site. Development Option A is expected to fill the job opportunity left void by the Lockheed Martin Corporation removal of the manufacturing job base in Burbank through the addition of approximately 4,563 job opportunities in the City.

#### **4.2.6 LEVEL OF SIGNIFICANCE AFTER MITIGATION - DEVELOPMENT OPTION A**

Implementation of Development Option A may result in indirect effects to population and housing, and will result in the displacement of jobs from 1 restaurant, 1 office business of approximately 40,000 square feet, and 11 services businesses. These effects are considered to be less than significant due to the relatively small number of jobs lost or relocated compared with the approximately 4,563 jobs being created by the project. Development Option A will result in a beneficial impact by directly increasing employment opportunities in the region. Development Option A will not result in any significant unavoidable adverse impacts to population, housing, or employment.

#### **4.2.7 IMPACTS - DEVELOPMENT OPTION D1-A**

##### ***Less Than Significant Impacts***

##### ***Population and Housing***

Development Option D1-A would not provide any housing nor would it affect existing housing in the City of Burbank. Indirectly, housing and population may be affected due to construction and operation of this alternative, which may employ people who choose to move to the City. This option would not directly create population growth in the City due to the nature of the type of development.

##### ***Employment***

Although this alternative will displace 13 businesses, the number of jobs lost is not considered significant given the approximately 3,460 jobs estimated to result from implementation of this option. Displaced businesses will be relocated, purchased outright, and/or compensated based upon a fair market assessment of the property should the City be involved in this purchase as described in the Development Agreement.

Therefore, Development Option D1-A's effect on employment is considered to be less than significant when the number of jobs that will be created is taken into consideration.

#### ***Potentially Significant Impacts***

There are no potentially significant impacts to population, housing or employment associated with Development Option D1-A.

#### ***Significant Impacts***

There are no significant impacts to populations, housing or employment associated with Development Option D1-A.

#### ***4.2.8 MITIGATION MEASURES - DEVELOPMENT OPTION D1-A***

None required.

#### ***4.2.9 CUMULATIVE IMPACTS - DEVELOPMENT OPTION D1-A***

Development Option D1-A is consistent with growth projections identified by SCAG and the City's Housing Element, and would not create cumulative impacts to population, housing, or employment.

#### ***4.2.10 LEVEL OF SIGNIFICANCE AFTER MITIGATION - DEVELOPMENT OPTION D1-A***

Implementation of Development Option D1-A may result in indirect effects to population and housing, and will result in the displacement of jobs from 1 restaurant, 1 office business of approximately 40,000 square feet, and 11 services businesses. These effects are considered to be less than significant due to the relatively small number of jobs lost or relocated compared with the approximately 3,460 jobs being created by Development Option D1-A. Development Option D1-A will result in a beneficial impact by directly increasing employment opportunities in the region. Development Option D1-A will not result in any significant unavoidable adverse impacts to population, housing, or employment. Therefore, the level of significance would be unchanged from Development Option A, and would not be a significant impact.

#### ***4.2.11 IMPACTS - DEVELOPMENT OPTION D1-B***

##### ***Less Than Significant Impacts***

##### ***Population and Housing***

Development Option D1-B would not provide any housing nor would it affect existing housing in the City of Burbank. Indirectly, housing and population may be affected due

to construction and operation of this alternative, which may employ people who choose to move to the City. This option would not directly create population growth in the City due to the nature of the type of development.

### ***Employment***

#### ***Retail/Office/Hotel/Automobile Components***

Although this alternative will displace 13 businesses, the number of jobs lost is not considered significant given the approximately 2,220 jobs estimated to result from implementation of this option. Displaced businesses will be relocated, purchased outright, and/or compensated based upon a fair market assessment of the property should the City be involved in this purchase. Therefore, Development Option D1-B's effect on employment is considered to be less than significant when the number of jobs that will be created is taken into consideration.

#### ***Studio Component***

The studio is expected to create approximately 160 net new jobs. Contract talent and production personnel, as well as sound stage daily employees, have been excluded from the total, since their employment would be temporary, lasting only as long as the production on which they are working.

### ***4.2.12 MITIGATION MEASURES - DEVELOPMENT OPTION D1-B***

None required.

### ***4.2.13 CUMULATIVE IMPACTS - DEVELOPMENT OPTION D1-B***

Development Option D1-B is consistent with growth projections identified by SCAG and the City's Housing Element, and would not create cumulative impacts to population, housing, or employment.

### ***4.2.14 LEVEL OF SIGNIFICANCE AFTER MITIGATION - DEVELOPMENT OPTION D1-B***

Implementation of Development Option D1-B may result in indirect effects to population and housing, and will result in the displacement of jobs from 1 restaurant, 1 office business of approximately 40,000 square feet, and 11 services businesses. These effects are considered to be less than significant due to the relatively small number of jobs lost or relocated compared with the approximately 2,220 jobs being created by the project. Development Option D1-B will result in a beneficial impact by directly increasing employment opportunities in the region. Development Option D1-B will not result in any significant unavoidable adverse impacts to population, housing, or employment. Therefore, the level of significance would be unchanged from Development Options A and D1-A, and would be less than significant.



#### **4.2.15 IMPACTS - DEVELOPMENT OPTION D1-C**

##### ***Less Than Significant Impacts***

###### ***Population and Housing***

Development Option D1-C would not provide any housing or affect existing housing in the City of Burbank. Indirectly, housing and population may be affected, due to construction and operation of this alternative, which may employ people who choose to move to the City. This option would not directly create population growth in the City, due to the nature of the type of development.

###### ***Employment***

###### ***Retail/Office/Hotel/Automobile/Warehouse Store Components***

Although this alternative will displace 13 businesses, the number of jobs lost is not considered significant, given the approximately 3,307 jobs estimated to result from implementation of this option (Hoffman, 1999). Displaced businesses will be relocated, purchased outright, and/or compensated, based upon a fair market assessment of the property should the City be involved in this purchase. Therefore, Development Option D1-C's effect on employment is considered to be less than significant, when the number of jobs that will be created is taken into consideration.

#### **4.2.16 MITIGATION MEASURES - DEVELOPMENT OPTION D1-C**

None required.

#### **4.2.17 CUMULATIVE IMPACTS - DEVELOPMENT OPTION D1-C**

Development Option D1-C is consistent with growth projections identified by SCAG and the City's Housing Element, and would not create cumulative impacts to population, housing, or employment.

#### **4.2.18 LEVEL OF SIGNIFICANCE AFTER MITIGATION - DEVELOPMENT OPTION D1-C**

Implementation of Development Option D1-C may result in indirect effects to population and housing, and will result in the displacement of 13 businesses. These effects are considered to be less than significant, due to the relatively small number of jobs lost or relocated compared with the approximately 3,307 jobs being created by the project. Development Option D1-C will result in a beneficial impact by directly increasing employment opportunities in the region. Development Option D1-C will not result in any significant unavoidable adverse impacts to population, housing, or employment. Therefore, the level of significance would be unchanged from Development Options A, D1-A, and D1-B, and would be less than significant.